



17 Parkfields, Sutton Coldfield, West Midlands, B74 4GA

**PAUL
CARR**
Estate Agents

EXCLUSIVE AND RURAL HOMES

Nestled in the exclusive gated community at Parkfields, Four Oaks, this distinguished 5-bedroom detached residence offers a blend of elegance and modern living. The ground floor presents an array of inviting reception rooms, including a modern open-plan kitchen, a versatile playroom, a functional office, and a dedicated gym - catering to every aspect of contemporary family life.

Ascending the stairs, what was once a five-bedroom layout has been masterfully reconfigured. The 5th bedroom transformed as part of the luxurious master suite, featuring two walk-in wardrobes and a dressing room, along with a breathtaking en-suite - a true retreat. Three additional bedrooms await, with two benefiting from their own en-suite facilities, ensuring comfort and convenience for all. The principal bathroom completes the upper level, designed with utmost sophistication.

Outside, the garden wraps around the property, offering a serene outdoor space for relaxation and recreation. Strategically situated, this residence enjoys close proximity to Four Oaks Primary School and Arthur Terry Secondary School, making it an ideal choice for families. Moreover, the renowned Sutton Park is within walking distance, providing a picturesque backdrop for leisurely strolls and outdoor activities. The property in Parkfields is a residence that seamlessly combines modernity with practicality, offering a comfortable and refined lifestyle for discerning homeowners.



Entrance Hall 5.94m (19'6") x 3.77m (12'4") max

Dining Room 4.58m (15') x 3.83m (12'7")

Living Room 6.22m (20'5") x 3.83m (12'7")

Kitchen/Diner 8.34m (27'4") max x 6.80m (22'4") max

Play Room 4.11m (13'6") x 3.60m (11'10")

Office 3.51m (11'6") x 2.99m (9'10")

Snug 4.26m (14') x 4.02m (13'2")

Gym/Utility 5.34m (17'6") x 5.25m (17'3")

Bedroom 1 5.01m (16'5") x 3.75m (12'4")

Walk-in Wardrobe/Potential Bedroom 5 3.94m (12'11") x 2.88m (9'5")

Dressing Room 3.02m (9'11") x 2.11m (6'11")

En-suite 2.81m (9'3") x 2.56m (8'5")

Bedroom 2 4.29m (14'1") x 4.09m (13'5")

En-suite 2.36m (7'9") x 1.19m (3'11")

Bedroom 3 3.70m (12'2") x 2.36m (7'9")

En-suite

Bedroom 4 4.20m (13'9") x 4.08m (13'5") max

Bathroom 2.90m (9'6") x 1.77m (5'10")





FLOORPLAN

Floorplan is for illustration purposes only and not drawn to scale

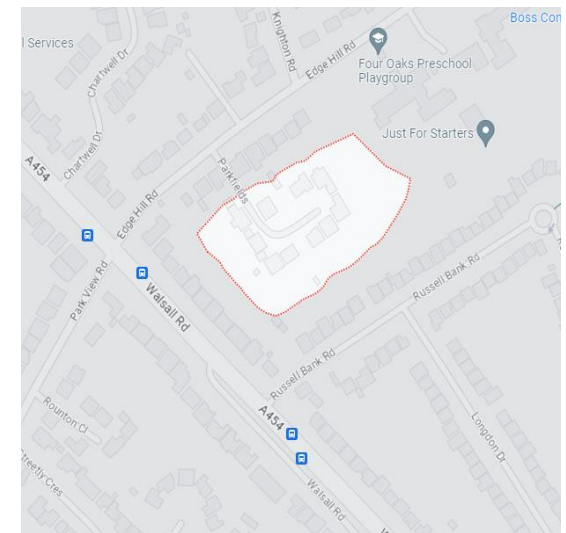


Total area: approx. 297.6 sq. metres (3203.7 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location





Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.





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